

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 8, 2015

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Scott Kozak, Commissioner
Chris Geissler, Commissioner
Patrick Lytle, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, absent; Scott Kozak, present; Chris Geissler, present; April Goshe, absent; Patrick Lytle, present; Vice-Chairperson Joe Coath, present (arrived at 7:01 pm); Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 15-01: 628 S. Cook Street – Public Hearing

Owner: Gavin and Jenn Newman
628 S. Cook Street
Barrington, IL 60010

Architect: HBB Architectural
533 North Avenue
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The Petitioner is proposing to construct a small addition to the rear of the existing structure. The property is zoned R-6 Single-Family. The current use of the property is residential and the parcel is approximately 8,712 sq. ft.

Mr. Newman appeared before the Commission and said they intend to add a new addition to the back of the house.

Chairperson O'Donnell stated to the petitioner that they cannot use vinyl siding. They can use cementitious, but wood would be an easier choice.

Ms. Tennant said that the residence has vinyl windows now. Wood or aluminum clad windows are what are required in the Historic District. The petitioner wishes to reuse a window that is vinyl. The ordinance is unclear. Ms. Tennant will have to get back to the Commission on whether they can reuse a vinyl window in the Historic District. She tends to think it would not be permitted, that it may be up to the Commission.

Chairperson O'Donnell asked if the soffits are vinyl. He said that the new soffit cannot be vinyl.

Commissioner Kozak said that since the regulations are ambiguous, could they approve it if the Commission is okay with it. He is okay with it.

Chairperson O'Donnell said the soffits will have to be wood. They will need to match the original soffit.

Vice-Chairperson Coath said he doesn't think there is an original soffit to follow, so the petitioner should bring them what they are proposing to do. He recommends trimming the windows in wood and using a sill instead of a board at the bottom.

A motion was made by Commissioner Lytle and seconded by Commissioner Kozak to approve ARC 15-01, a Certificate of Appropriateness for alterations to construct a small addition to the rear of the existing structure in the H-Historic Preservation Overlay District, with the following conditions and recommendations.

Conditions

1. The Petitioner shall explore the original cornice detail by removing a small portion of the existing vinyl covering. If the original cornice detail exists, the Petitioner is required to match that detail on the new addition. If the original cornice detail does not exist, the Petitioner shall present a proposed cornice detail to the ARC as a final detail.
2. The addition shall be sided in wood (smooth clear cedar) siding or cementitious siding with a 5/8" butt dimension. Aluminum and/or vinyl siding are not permitted. Cementitious siding with a 5/16" butt dimension is not permitted. The Petitioner shall advise Staff of the final siding material at the time of building permit application. The ARC recommends wood. If the vinyl siding on the original structure is ever removed, only wood siding will be permitted. (NOTE: The ARC approved a small area of vinyl patching on the rear elevation where a large window was removed and replaced with a smaller window)

3. All new windows shall have historic dimensions and be wood or aluminum clad wood. Window specifications must be provided at the time of building permit. The ARC approved the relocation of one existing vinyl window.

Recommendations

1. Consider the use of traditional window sills instead of flat skirt boards.

Final Details

1. The Petitioner shall provide a proposed cornice detail as a final detail if the original cornice detail does not exist.
2. The architect shall provide a detail of the transition between the shed roof of the existing rear porch and the reconfigured gable roof on the mudroom addition. The ARC is concerned about the transition between the existing vinyl trim and the new wood trim.

Roll Call Vote: Commission Plummer, absent; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Goshe, absent; Commissioner Lytle, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5 - 0. The motion carried.

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Approval of Minutes

December 11, 2014

Commissioner Kozak made a motion to approve the December 11, 2014 meeting minutes, Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Lytle to adjourn the meeting at 7:24 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: February 12, 2015